

**CITY OF SAFFORD  
PLANNING AND ZONING COMMISSION MEETING  
THURSDAY, NOVEMBER 13, 2008 – 5:30 P.M.  
PHELPS DODGE ROOM - LIBRARY  
800 S. 7<sup>th</sup> AVENUE, SAFFORD, ARIZONA**

**“The mission of the City of Safford is to make Safford a great place to live, work, and visit”**

1. **CALL TO ORDER:** Chairman Tuttle called the meeting to order at 5:30 p.m.

2. **ROLL CALL:**

**MEMBERS PRESENT:** Dr. Ray Tuttle, Chairman; Gene Fowler, Vice-Chairman; Commission Members: Patricia Cervantez, Gherald Hoopes, Dalton Overstreet; and E.C. “Buff” Cunningham.

**MEMBERS ABSENT:** Commissioner Jim Moser

**CITY STAFF PRESENT:** Pete Stasiak, Community Development Director; Dustin Welker, Planner/Downtown Coordinator and Sandra Findley, Administrative Assistant.

**VISITORS:** Dan & Beth Ann Russell, Jonie Burge, Scott & Rebecca Evans and Charlie & Pete Allred

3. **PUBLIC COMMENT ON AGENDA:**

Chairman Tuttle announced that there are two requests to speak on item 6.1 - Case Z-18-08: Scott Evans Property Rezone and they will be heard when that item on the agenda is discussed.

4. **MINUTES:**

Review and approval of minutes of the October 09, 2008 Planning and Zoning Commission Meeting. It was moved by Commissioner Overstreet, seconded by Vice Chair Fowler and carried unanimously (6-1 absent) to approve the minutes of October 09, 2008.

MOTION APPROVED

5. **DEVELOPMENT REVIEW COMMITTEE MINUTES:**

There were no comments to the minutes of the November 10, 2008 Development Review Committee Meeting

6. **PLANNING AND ZONING CASES:**

**6.1 Case Z-18-08: Scott Evans Property Rezone:** Application for a request for a rezone from PUD (Planned Unit Development) to C-2 (Highway Commercial). Proposed property was originally zoned PUD and upon reconfiguration of the Final Plat for the Township to accommodate 26<sup>th</sup> Street, a portion of the property was left out of the subdivision and is now proposed to be zoned as C-2. The property is portions of parcel number's 103-08-005 and 103-09-025a and is located at the corner of Highway 191 and 26<sup>th</sup> Street Alignment.

Mr. Stasiak turned the meeting over to Mr. Welker for the presentation.

Mr. Welker stated that Scott Evans' Township property had been approved as a preliminary plat by the Commission and the Council approximately six months ago and then approved by the Council as a final plat. Mr. Welker referred to the map and explained that the Township was on the west side of Highway 191. He explained that the property had previously been rezoned as a PUD (Planned Unit Development) with a portion being rezoned as C-2 (Highway Commercial). He said that the City had required Mr. Evans to include the 26<sup>th</sup> Street alignment to tie into Highway 191 which in turn changed the configuration of his project, leaving out a portion that he would like to include as C-2. He added that staff does recommend the rezone.

Chairman Tuttle asked for clarification of the 26<sup>th</sup> Street alignment on the map. Mr. Welker clarified the alignment would be on the south side of the colored area on the site map.

Chairman Tuttle asked Beth Ann Russell to address the Commission.

Ms. Russell explained that she lived across the highway from the Township and that the area has remained residential for many years and she is concerned with traffic problems if the property is rezoned to commercial property. Chairman Tuttle clarified her address as 2651 S. 1<sup>st</sup> Avenue.

Chairman Tuttle asked Jonie Burge to address the Commission. Ms. Burge stated that she lives at 2654 S. 1<sup>st</sup> Avenue and is opposed to any type of business that would bring in a lot of traffic that would disrupt her residence.

Chairman Tuttle asked if the land along the front of Highway 191 was designated as a commercial corridor under the General Use Plan. Mr. Stasiak stated that under the previously adopted General Plan Highway 191 does have that designation. He added that in this situation the Commission and the Council have approved a portion of Mr. Evans'

property as commercial and the piece that Mr. Evans would like to rezone at this time is adjacent and behind the previously approved commercial property. He added that Mr. Evans' original project had changed due to the 26<sup>th</sup> Street requirement and reaffirmed that under the General Plan Highway 191 has a commercial designation for the future.

Chairman Tuttle asked if the final plat has been approved for the Township. Mr. Evans stated that the final plat has gone through the Council twice and was rejected initially due to the 26<sup>th</sup> Street alignment and was approved the second time after the reconfiguration of his project. He added that the existing commercial area and the planned commercial areas were not a part of the Township subdivision, but intended for commercial use.

Commissioner Hoopes clarified that the property that he would like to rezone is now a PUD.

Commissioner Overstreet noted that the property that would be rezoned is almost 300' off of the highway, adjacent to the property that has already been approved as commercial.

Chairman Tuttle asked if 26<sup>th</sup> Street will be the only access from the highway. Mr. Evans explained that there was another 50' ADOT approved access off of the highway which is part of the Township subdivision. Chairman Tuttle asked if that access would be used for the commercial property also (yes). Mr. Evans referred to the map to point out the accesses.

Chairman Tuttle asked if open space and retention areas meet the City requirements (yes).

It was moved by Commissioner Overstreet and seconded by Commissioner Cervantez to approve the request for a rezone from PUD (Planned Unit Development) to C-2 (Highway Commercial). Proposed property was originally zoned PUD and upon reconfiguration of the Final Plat for the Township to accommodate 26<sup>th</sup> Street, a portion of the property was left out of the subdivision and is now proposed to be zoned as C-2. The property is portions of parcel number's 103-08-005 and 103-09-025a and is located at the corner of Highway 191 and 26<sup>th</sup> Street Alignment.

Mr. Pete Allred asked if he could address the Commission. He asked for clarification on where 26<sup>th</sup> Street would align with Highway 191. Mr. Evans and Mr. Welker referred to the map to point out the alignment in reference to his residence. Mr. Stasiak stated that 26<sup>th</sup> Street will be on a section line.

Chairman Tuttle asked for clarification on the motion on the table which was approved unanimously (6-1 absent).

MOTION APPROVED

## **6.2 Project Updates:**

Mr. Welker updated the following projects:

- Redington Land and Cattle has signed a long term lease with the City and plans to open their business within three months
- Casa Dorada Apartments is temporarily on hold regarding finance issues which should be resolved soon
- The Black Hills Townhomes near the hospital are being reviewed by Layton Construction
- The new NAPA building should be completed by the first of the year and the area in front of the property is for future office space
- The old NAPA building is being renovated to be occupied by Sears as an Authorized Dealership
- The Stone Willow mobile home subdivision is in progress
- Eloy Cota has filed for Chapter 11 bankruptcy for reorganization. He has arranged for cleanup of the Safford Cota Ranch property and retention pond
- Langley and RBF Consultants had a neighborhood meeting regarding the Welker Farm rezone and annexation. They will provide a report to staff regarding the meeting and further action to be taken. There is no confirmed date as to when it will come back before the Commission.

7. **CALL TO THE PUBLIC:** None
8. **NEXT SCHEDULED MEETING:** December 11, 2008
9. **ANNOUNCEMENTS:**

Mr. Stasiak stated that the next Planning and Zoning Commission meeting falls on Thanksgiving Day and asked if the Commission would like to cancel that meeting. It was moved by Commissioner Hoopes, seconded by Commissioner Overstreet and approved unanimously (6-1 absent) to cancel the Planning and Zoning Commission meeting on November 27, 2008.

10. **ADJOURN:** The meeting adjourned at 6:08 p.m.

APPROVED:

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Ray Tuttle, Chairman  
Planning and Zoning Commission

ATTEST:

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Sandy Findley, Administrative Assistant